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Chairman Hughes called the February 28, 2012 Planning Commission to order at 6:32pm with the following members present:

Judy Hughes
Judy Iverson

Arvid Meland
San Monahan

Dan Roe
Pete Bonefield

Suzanne Olson

Also present:

Rick Bush (Community Development Director)
Laura Swanson (GIS Coordinator)
Daniel Ainslie (City Manager)
Mark Carstensen (Mayor)
Joe DesJarlais
Rick Hamling (Blue Devil Detailing Shop)
Laura Hamling
David Olson
Mark Norstegaard

Agenda Item No. 1 – a Side and Rear Yard setback variance request from Richard and Eunice Peck, 721 Lazelle Street, Lot 1, Block 7 of Beckman's Subdivision, City of Sturgis, Meade County, South Dakota, was tabled by request of the owner. Motion by Meland, second by Olson and approved by the commission to table the item until the March 13, 2012 meeting.

Bush proceeded with Agenda Item No. 2 – a zoning variance request from Rick Hamling of Blue Devil Detailing Shop, 912 Main Street, Lots 1-5, Block 3 of Ft. Meade Addition to the City of Sturgis, Meade County, South Dakota. Mr. Hamling has submitted a Variance Request to allow for an auto dealership to be located on the property to conduct car sales and repairs. As stated in Title 18, General Commercial zoning districts do not allow for auto repair or dealerships as a permitted use or as a use on review, mainly due to the lack of off street parking. Internal review of the property also showed that the property currently does not meet the minimum requirements for off-street parking as stated in Title 18, Article V, Section 5, but a maximum of 21 parking stalls can be achieved to conform to the ordinance as well as the business requirements for sales, repairs and employee parking as defined by Mr. Hamling in his application. Of the fifteen adjoining properties, twelve property owners have submitted their consent, and the application has been submitted with all associated fees paid.

After discussion with Mr. Hamling regarding potential parking issues and the effect of the nearby residential area, Bush presented recommendations to the commission, including the definition of right-of-way and parking requirements, limited business hours, number of vehicles on the property (all of which must be licensed or have dealer plates), outdoor screening of any equipment stored outside, and necessary property maintenance. The variance would then be reviewed after six months to ensure all requirements are met, and then an annual review of the property would take place.

Bonefield motioned to approve the application with the amendment of staff recommendations, second by Roe. The application was denied with Hughes, Iverson, Olson, Monahan voting no and

Meland, Bonefield and Roe voting yes. The Common Council will review the request on Monday, March 5, 2012 at 6:30pm in the Commissioner's Room at the Erskine Building, Sturgis, SD.

The next scheduled meeting will be Tuesday, March 13, 2012 at 6:30pm in City Hall Meeting Room B.

Meeting was adjourned by Chairman Hughes at 7:35pm.

Respectfully submitted,

Laura Swanson